

TOWN OF DERBY
BOARD OF CIVIL AUTHORITY
INSPECTION COMMITTEE MINUTES
August 19, 2024

MEMBERS PRESENT: Lindsay Brainard, Grant Spates, Elizabeth Bumps, Brian Smith, Doug Spates, Alson Loukes, Frank Davis, Sharron Greenwood, Karen Jenne – Chair & Faye Morin – Town Clerk

LISTERS PRESENT: Carmi M. Marsh, Nancy Moore & Mark Linton

OTHERS PRESENT: Candace Huseman

MEETING CALLED TO ORDER: Karen Jenne- Chair called the meeting to order at 5:00 p.m. Grant Spates moved to approve the minutes of the July 22, 2024, meeting, Sharron Greenwood seconded. Motion Carries.

Karen Jenne then reviewed the parcel: Parcel Id # TR26HACK02-5G01 Belonging to Candace Huseman and located at 224 Shattuck Hill Road Lot G-1.

Committee Inspection Report

Ms. Huseman's home was changed from a mobile home to a stick-built house which raised the property value.

Brian Smith read his report. The committee feels that the Listers assessed value set at \$101,300.00 is a bit high in the event Ms. Huseman wants to sell she is allowed a 3% increase yearly plus cost of expenditure as per the Housing Subsidy Covenant. The inspection committee feels the assessed value should be adjusted to \$85,000.00.

Doug Spates – asked isn't this value affecting 8 other units, when you make the adjustment on one then the other property owners will want the same changes. Brian feels that the property should change to \$85,000.00 and if others grieve then they should change the other property owners' values to reflect the \$85,000.00. Karen asked how the committee came up with the \$85,000 figure.

Grant asked if the other 8 property values increased at the same time. Mike said yes. Candace feels that the most she could sell it for is \$75,000.00 because of the Covenant. Doug asked if she reached out to Rural Edge since the previous meeting, Candace said yes but she is going to have to have a meeting with the director. Doug said that there is nothing the Town can do in changing the Covenant it would have to be done with Rural Edge and that is out of the Town's hands.

Karen asked Mike if the Listers tried changing the description from a 1 story to a ranch Mike said yes, the Listers tried changing the building in different ways, ranch, 1 story and even moving out of the Covenant area and the value increased to \$119,000.00. Garage was built in 2005. Candace told the Listers that the house had new windows and doors. Brian and Al Loukes feel the value should be lower. Al stated that bulkheads must be on houses and not mobile homes. Why was this not addressed during the last 2 reappraisals.

Doug feels that this is a Rural Edge issue, they are opening a pandoras box changing the value. Grant and Doug feel the value needs to stay the same, at what the listers set the value at. Nancy Moore said that the Listers were fair and equitable with all 9 properties. The computer program calculates the values. If Candace is having a hard time with the taxes, she can ask for an abatement of taxes, but she feels the Listers assessed the property correctly.

The Town agreed to write letters to Rural Edge for Candace to help with the process of maybe changing the covenant. Mike Marsh agreed to write a letter from the Listers as well.

Grant moved to leave the value to \$101,300.00 and Lindsay seconded the motion. Discussion.

Karen had Faye read the motion by Grant and seconded by Lindsay. Majority of members passed the motion with 2 nays. Motion carries.

Karen then explained the next procedure.

Karen and Grant thank everyone for coming, she will get the report to Faye on the meeting.

Al Loukes made a motion to adjourn the meeting Brian Smith so moved.